



SAVE LITTLE CHALFONT



MASSIVE DEVELOPMENT THREATENS GREEN BELT

Please send your views to Buckinghamshire Council by 14 January



The village of Little Chalfont has already helped increase housing stock by absorbing about 300 new dwellings at Turners Field and Harvard Grange. Another huge estate would overwhelm the village.

A developer has just applied to Buckinghamshire Council (application reference PL/21/4632/OA) for outline permission to build up to 380 houses and flats, plus a 100-unit retirement village, a 60-bed care home and community facilities, on the site of about 30 hectares shown above (boundaries shown are approximate) *Photo Keith Hoffmeister.*

- ***Do you want a precedent to be set for building in the Green Belt around Little Chalfont?***
- ***Do you want cars from 480 more dwellings queuing by our shops?***
- ***Do you want children, walking to school, to compete for space on the narrow A404 pavements with commuters and others from the proposed new walk/cycle bridge across the railway to join Oakington Avenue and the A404 – the main pedestrian exit from the site?***

If not, see next page for how you can object.

(A map of the Masterplan with the layout and access is available on <http://savelittlechalfont.org.uk>)

An earlier plan by the former Chiltern and South Bucks District Councils to develop this site received written objections from over 1,000 residents in Little Chalfont.

Our six Buckinghamshire councillors who represent Little Chalfont have declared themselves against the new proposal. Their statement is on our News page, at <http://savelittlechalfont.org.uk>.

Have your say.

Comments must be delivered by 14 January.

Best way:

Please use Bucks Council's online public access system – the application can be found most easily via the Planning Application page of our website <http://savelittlechalfont.org.uk>.

When you have located the application, click on Comments and follow the instructions.

If you have no access to the internet, please ask your neighbours, friends or family who do have access to show you what is proposed. They may be able to help by sending comments in your name.

- **You must include your name and full address (both of which will be published with your comments).**
- **We recommend that you comment, in your own words, on those planning issues which concern you most – our key planning objections are listed below. Please be polite.**
- **Ask neighbours, friends in Little Chalfont and others in your household to respond – ensuring that the strength of feeling in the village against this development is in no doubt.**

Summary of main planning points in the Parish Council and Little Chalfont Community Association objection:

1. The site is in the Green Belt, which was created to prevent encroachment on the countryside. Government rules require 'very special circumstances' to allow development in the Green Belt. We strongly believe that the need for housing and other benefits offered by the developer, when weighed against loss of Green Belt and other harm (outlined below), does not amount to 'very special circumstances' in Little Chalfont.
2. Although the site is not in the Chilterns Area of Outstanding Natural Beauty (AONB), the AONB begins at the eastern edge of the site, at Lodge Lane. The development would harm the setting of the AONB.
3. The proposed development is disproportionate to the present population (about 2800 households), and the infrastructure of Little Chalfont does not have the capacity to absorb such a large new development. Such radical urbanisation would change the whole character of this village.
4. Lodge Lane and Burtons Lane are proposed for access to the two parts of the development – with no access for private vehicles between the parts. Lodge Lane, now quiet and rural, would suffer harm from extra traffic, noise and pollution. An entrance in Burtons Lane would add to built form in the dry valley, and would feed new traffic into the village centre. Both lanes would also feed traffic to even narrower local roads, such as Roughwood Lane (to reach the A413).
5. Traffic from the new housing would further congest Little Chalfont centre. This would increase delays and put the many children who walk or travel to school at risk. The already chronic parking problems near the shops would become worse.
6. The proposed pedestrian/cycle exit from the site would create safety risks: (a) There would be overcrowding on the narrow pavements of the A404 at commuting and school arrival/departure time and (b) for road safety reasons it would be difficult to place new bus stops on the A404, near to the Oakington Avenue exit, as proposed. (See Transport Statement with application documents for details.)
7. There would be harm to biodiversity and ancient woodland from urbanisation and pollution.
8. There should be no building in the dry valley – a valued Chiltern landscape feature.